

MOTION BY SUPERVISOR GLORIA MOLINA

June 5, 2007

The Community Development Commission has identified property located at 898 South 3rd Avenue, in Avocado Heights, an unincorporated area in La Puente, California, as suitable for a nature park. The property is owned by the Trust for Public Land, a 501(c)(3) nonprofit organization.

The Commission wishes to purchase the subject property from the Trust for Public Land for a price not exceeding \$1,375,000.00 for future use as a nature park. The Commission will also incur transactional costs in the amount of \$262,900.00, which includes \$125,400.00 to the Trust for Public Land for administrative fees, and \$137,500.00 for closing costs and administrative expenses. Additionally, the Commission will reserve a contingency amount of \$62,100.00. The total acquisition costs for the property will not exceed \$1,700,000.00.

The property consists of approximately 1.2 acres containing a small vacant residence. The site will be purchased for the appraised fair market value in an "as is" condition, as established by an independent appraiser. All purchase documents will be approved as to form by County Counsel prior to execution.

This action is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines 15325, because it involves acquisition

MOTION

Molina	_____
Burke	_____
Knabe	_____
Antonovich	_____
Yaroslavsky	_____

of land to allow for restoration of natural conditions, including plant or animal habitat and does not have the potential for causing a significant effect on the environment.

I, THEREFORE, MOVE that the Board of Supervisors of the County of Los Angeles:

1. Find that this action is categorically exempt from CEQA; and
2. Instruct the Auditor-Controller to transfer \$1,700,000.00 for development of a nature park from First District Various Pocket Park (69508) to the Project and Facility Development budget (10190); and
3. Instruct the Chief Administrative Officer (CAO) to take any and all actions necessary to transfer funds to the CDC; and

I, FURTHER, MOVE that the Board of Supervisors acting as the Commissioners of the Community Development Commission:

1. Authorize the Commission, upon transfer of funds from the CAO, to incorporate up to \$1,700,000.00 in funds into the Commission's Fiscal Year 2006-2007 approved budget for the purpose described herein; and
2. Authorize the Commission to purchase from the Trust for Public Land, using the First District's Project and Facility Development Fund, the property located at 898 South 3rd Avenue, in the unincorporated area of Avocado Heights, for a total amount not exceeding \$1,700,000.00, for future development of a nature park; and
3. Authorize the Commission to incur transactional costs up to the amount of \$262,900.00, which includes \$125,400.00 to the Trust for Public Land for administrative expenses and \$137,500.00 to the Commission for closing and administrative costs, to complete the purchase of the above property; and
4. Authorize the Commission to reserve a contingency amount of \$62,100.00 for any unforeseen costs related to the purchase of the above property; and

5. Authorize the Executive Director to enter into and execute all documents required for the purpose described above, following approval as to form by County Counsel.

NEG/sf